

10/13/15

**MEETING MINUTES  
Town of Halfmoon Planning Board  
October 13, 2015**

Those present at the October 13, 2015 Planning Board meeting were:

Planning Board Members:        John Ouimet – Chairman - absent  
   Don Roberts – Vice Chairman  
   Rich Berkowitz  
   Tom Ruchlicki  
   John Higgins

Planning Board Alternates:     Robert Partlow - absent  
   Margaret Sautter

Director of Planning:            Richard Harris  
Planner:                                Paul Marlow

Town Attorney:                    Lyn Murphy  
Deputy Town Attorney:        Cathy Drobny

Town Board Liaison:            John Wasielewski  
   Jeremy Connors

Don Roberts opened the Planning Board Meeting at 7:01 PM

*Rich Berkowitz made a motion to approve the September 28<sup>th</sup>, 2015 minutes, seconded by John Higgins, Marcel Nadeau abstained. Motion was carried.*

***Public Hearing (s):***

**15.019    Valente office Building 118 Button Rd, - Minor Sub Division**

**Don Roberts:** would anyone like the notice read? No one chose to speak.  
John reclude himself on the first two items, is the presenter present?

**Mr. Dean Marotta representing R.J. Valente** I am representing R.J. Valente I am here for the public hearing for the subdivision on 118 Button Road. They are requesting to remove the office building from a portion of the line. They have already been to the Zoning Board and have been approved. We are now looking to you to approve the subdivision and sell that product.

**Don Roberts:** at this time I open the Public Hearing for public comment. Would anyone like to comment on this proposal? No comments, Don Roberts proposed to close the public hearing and asks the board if they have any comments?

*Rich Berkowitz made a motion to Declare Negative declaration pursuant to SEQRA, seconded by Mr. Nadeau*

*Mr. Berkowitz made a motion to approve the Minor Subdivision, seconded by Mr. Nadeau. Motion was carried unanimously.*

**Dean Marotta:** thank you. .

#### **15.125 Koval Contracting LLC, 118 Button Rd - Special use Permit**

**Don Roberts:** asked if anyone would like the notice read, no one chose to speak.

**Tom Koval:** The applicant wishes to occupy the space at 118 Button Road to operate his electrical contracting business (this tape was inaudible and transposed by the Planning Department).

**Don Roberts:** would anyone from the public wish to speak? Since no one has any comments I will close the public hearing.

**Don Roberts:** asked the board if they had any comment

*Mr. Nadeau made a motion to Declare Negative Declaration pursuant to SEQRA. Seconded by Mr. Berkowitz. Motion was approved unanimously.*

*Mr. Nadeau made a motion to approve the Special Use Permit, name seconded, Seconded by Mr. Berkowitz. Motion was approved unanimously.*

*Don Roberts: Motion carried.*

#### **New Business:**

#### **15.127 Berkshire Bank, 7 Halfmoon Crossing Blvd. - Sign Application**

**John Renzi:** The applicant presented the application and asked to construct one new wall-mounted sign and one new free standing sign (this table was inaudible and transposed by the Planning Department).

**Don Roberts:** what is the size of the sign?

**John Renzi:** the height of the previous sign is 6'.

**Don Roberts:** you want to raise that to 12'

**John Renzi:** yes.

**Don Roberts:** are there any comments from the board?

**Rich Berkowitz:** asked what is the purpose of raising the sign 6 more feet?

**John Renzi:** that by raising the sign they would be increasing the visibility that is obscured by the existing sign, you're creating a safer situation for drivers

**Rich Berkowitz:** how tall are the existing signs around me? I believe the signs on the Northway are 9' or would that be so big that it would still obstruct?

**John Renzi:** replied we were looking to utilize the existing post and footing.

**Rich Berkowitz:** ok.

**John Higgins:** If you're concerned about site distance and seeing the sign, is there any way to make that a single post? Or would it be so big it would still obstruct?

**John Renzi:** Were looking to utilize the same poles and footings, and because it's the same square footage it meets the engineering

**John Higgins:** ok, thank you.

*Mr. Nadeau made a motion to approve the Sign application, Seconded by Mr. Berkowitz. Motion was approved unanimously.*

*Don Roberts: Motion carried.*

#### **15.130 White Sub Division, 22 Church Hill Rd. - Minor Subdivision**

**Mr. Bill Darling S.Y. Kim Land Surveying for John White Subdivision:** I am looking to cut a 10.7-Acre parcel into two lots as you can see on the maps. Two flag lots conforming.

**Don Roberts:** please explain and show the lots.

**Bill Darling:** there's an existing house on the lot on the left, there's the existing driveway, and the lots to be cut are on the right, this is the existing house this is existing house lot, this is the frontage of the new lot, and approximately the house site for the new lot.

**Don Roberts:** comments?

**John Higgins:** yes the driveway that goes off to the left as your coming in it serves the other three lots are that corrects?

**Bill Darling:** no it serves one lot in the back. This lot down here. These lots that are shown are accessed over here.

**John Higgins:** ok, so they don't have an easement across the back?

**Bill Darling:** correct

**John Higgins:** well I guess I'm confused if the dark line is the property who owns the piece between the dark line and lines that are shown on the other lots?

**John Higgins:** ok he owns all of that.

**John Higgins:** is the existing driveway for the existing house going to stay where it is now?

**Bill Darling:** they'll be done.

**John Higgins:** obviously we are talking about a public hearing but you would also have to provide easement language for that driveway for the town attorney to approve before you could get the subdivision finalized.

**Name:** anything else any comments?

*Mr. Berkowitz made a motion to hold a Public Hearing at the October 26, 2015 meeting, seconded by Mr. Higgins, motion anonymously approved.*

### **15.119 Planet Fitness & Rock N Jump, 5 Halfmoon Crossing - Commercial Site Plan**

**Mr. Todd Fischer of Equinox:** Good evening ladies and gentleman I am Todd Fischer with Equinox company and solar associates is one of the companies we have and we are here tonight for the planet fitness and Rocking N Jump at 5 Halfmoon Crossing it actually is between Berkshire Bank and Red Robin . As many of you know we have been sitting on this land which is about 4.6 acres for about 15 years and we have had a lot of interest in the land and its come and gone and a gentleman by the name of Dave Leone who is the principal with the planet fitness approached us a while back. and said he really wanted to build his Flag Ship store here. Dave Leon has 51 franchises and as you may know planet fitness just recently went public, and Dave is one of the franchisees within the company and as I said he really would like to see this become his flag ship store, I must apologize to you because chances are maybe what your looking at in the original packets may not be what your looking at here tonight, but we decided we needed to change engineers and ABD Engineers are going to be doing this project for us. I apologize also that I didn't have anything to put into the projector so you could see it on the screen, so we may answer any questions you may have. I would like to go over the project very briefly please. We have arranged the project so that the entry to it is directly across from the east entry into the home depot project. So we have an intersection that lines up. We have a 40,000 sq ft. building which will be divided up horizontally, 20,000 sq ft for rock N jump, and for those of you who don't know rock k jump is a trampoline park which is very popular these days they use them for everything from kids parties to team building in businesses and so on. The back 20,000 sq ft. will be planet fitness. We recently appeared before the Zoning Board of appeals because we needed an area variance to set this building where it is and we received the approval for that. That area variance allowed us to move the building a little bit closer to the property line and to have the pavement a little bit closer to the property line. We feel that its appropriate for the area because basically the entire area is commercial, and as a matter of fact we argue to the zoning board of appeals that New York State recognizes apartments as commercial development so we are in an area of complete commercial we have 243 parking spaces and this is a little bit different than what's required by your zoning ordinance. By the zoning ordinance we would need 800 parking spaces, which is a little bit exorbitant, but Dave Leone feels that this is the number he needs operating 51 franchises he really is in tune with what he needs and this is going to satisfy his needs. Water and sewer is already on the project we have a manhole located here, which services Berkshire Bank and we will tap into that and service this building and water is on this side of the road, we will simply tap into the water. Storm water will be handled, since I have been on the board we now have pre treatment of storm water and we will handle that in this area. We have not done the pre-calculations on that yet and we will be getting that information to Clough harbour along with the rest of the information that we will give them on the complete utilities. The storm water will eventually go into a storm water

pond, which currently exists in back of Exit 9 wine, and liquor if you will all recall that pond was sized correct size for 260,000 sq ft with in this planned developed district. We have currently there 194,000 and this will add 40,000 to it so we will still be under that 160,000 and that pond will be more than sufficient to service this project. I think that's about it, we are here obviously for preliminary and we don't have all the engineering stuff to give to clough but if anybody has any questions I will be glad to answer them.

**Don Roberts:** questions anyone?

**John Higgins:** yes Tom I have a couple of questions, you are only showing one entrance on the building is there going to be multiple entrances not just one entrance?

**Todd Fischer:** yes when tom brought over to the house I said tom he missed the entrance up here, you will see on the packets that I had we showed two entrances we showed one here and we showed one up here.

**John Higgins:** ok you're going to need handicapped parking in front of both entrances.

**Todd Fischer:** and we did in the packet that we showed, we did show handicapped parking up here yes.

**John Higgins:** ok, now as far as your calculations on the storm water management is there going to be impervious pavement or is there going to be the new style porous pavement?

**Todd Fischer:** no it will be impervious pavement that's the way the whole

**John Higgins:** well then don't you have to take the calculations for the pavement along with the building?

**Todd Fischer:** yes

**John Higgins:** so you are only adding 40,000 sq ft to what's already in and being handled by that storm water retention pond if you have to handle all of the parking also you have to figure that calculation too then its going to be too small.

**Todd Fischer:** I didn't properly say it, we were in the original PPD we had 260,000 sq ft of building along with the associated parking.

**John Higgins:** ok that isn't what you said

**Todd Fischer:** I'm sorry

**John Higgins:** I just wanted to point that out. Obviously the town requirements for parking are set based on the type of application that's being used so obviously who is going to own this property are you selling the property? Are you selling it or leasing it?

**Todd Fischer:** no

**John Higgins:** you are going to continue to own it?

**Todd Fischer:** that's correct

**John Higgins:** do you also own the Berkshire Bank property?

**Todd Fischer:** correct

**John Higgins:** ok so as far as Berkshire Bank is not going to have a problem with people driving through their parking lot, entering and exiting?

**Todd Fischer:** no, because our lease with Berkshire Bank gives us an REA, a lease agreement over the parking and driveways.

**John Higgins:** ok and you don't think it would be prudent to put another entrance and exit somewhere, its 250 or more parking spots for one main entrance and exit.

**Todd Fischer:** thanks for pointing that out its another thing I forgot what we are going to do is we are going to connect the driveways in the back because this driveway that goes in back of exit 9 wine and liquor actually exits out onto crossings blvd so that will be another exit out of the building.

**John Higgins:** ok that makes much more sense; it isn't here so we can't see it

**Todd Fischer:** there will be an entry/exit here obviously through her and then out this way here and people can either come out and go out here or to crossing blvd. this is just very preliminary

**John Higgins:** but nothing from Red Robin coming over?

**Todd Fischer:** no but soon enough we do have our red robin land lease we do have the ability to connect up here if we ever wanted to do that but we are not proposing that at this time.

**Marcel Nadeau:** Todd what type of traffic pattern are you going to have there are you going to have like a lot of people coming in at one time because our concern is at Hoffman's car wash some of the time cars will be stacked all the way out to rte 9 waiting to come into their lot and your partially on the bend there.

**Todd Fischer:** when we talked with Dave about his business on the application site plan he said that most of his business happens between 7 and 8 in the morning before people go to work and it happens in the evening between 5-6 so that's drive time I don't know if a lot of people are going to the car wash or not but I don't expect that as people arrive that they will be lined up getting in here. I've got Tyler king with me tonight who am our property manager and have you seen problems at any gyms or anything?

**Tyler King:** No

**Todd Fischer:** I don't think there has been anything like that; I don't think there is going to be a problem along that line. There are basically three lanes out here on Halfmoon Crossing Blvd.

**Margaret Sautter:** I would like to ask if it were true for the fitness trampoline part would be quite different hours. I believe they are starting at three, which is just my guess.

**Todd Fischer:** their hours on the weekend are from 9am - 11 pm on Saturday and 9-8 on Sunday, during the week it is 9-11.

**Margaret Sautter:** So it's open during the day?

**Todd Fischer:** yes

**Don Roberts:** anyone else? Ok this application has been referred to the fire dept for review and also Saratoga county planning board so at this time I would like refer to Clough Harbour for review, everyone agree? Ok thank you Todd.

**Todd Fischer:** thank you very much

### **Old Business:**

#### **13.114 A. Valente Subdivision, 58 Tabor Rd. - Minor Subdivision**

**Mr. Anthony & Stephen Valente:** Hello how are you doing I am Anthony Valente and this is my brother Stephen we were here last year seeking a subdivision on our property on 58 Tabor rd. at that time you guys had requested that we run a well test to see how the wells would be affected in the area had we built another house on the property ,and we have recently done that and submitted everything to the town and Clough Harbour and everything seemed to come back and there was little to no affect on the surrounding wells in the area . Joe from Clough Harbour reviewed it and said that everything looked satisfactory.

**Don Roberts:** That's it? We received a couple emails about water concerns. Rich do you have that record

**Richard Harris:** yep would you like me to read them?

**Don Roberts:** yes if you wish

**Richard Harris:** I received 2 emails from Mr. Glenn Leblanc on Tabor Road ill read the first of which the reason I'm reading this is because the public hearing is closed last year and there has been a lot of time in between meetings and we did this through email today and last week " *Mr. Harris while we are very satisfied with what appears to be appropriate testing procedure methods used as well as what on the surface appears to be satisfactory results as I am not an engineer or very knowledgeable on how to interpret the data, I would have to wait until I hear directly as to what the outcome is once that data has been reviewed by the town engineer as to whether or not there was any undesirable results and the testing methods are acceptable by them . As far as having this discussed at the next planning board meeting on October 13th there is a discussion of family members illness and I know Mr. Leblanc was here also with that part of it, certainly while the results could be directly forwarded to me by email as it would help to review the findings in the meantime we are certainly requesting that we are allowed the opportunity to be present at the meeting that is to discuss the subdivision, should the water test results show there has been no affect on the additional well , we would like it to be limited to the lowest number of lots as possible ensuring that all subdivided lots remain as forever residential , that only two of whatever the total number of subdivided lots will be allowed to have homes on them that there is no commercial activity to through or from any of these lots, there is no commercial activity involving the*

*use of any of the wells on any of the lots . We are also concerned as many of the neighbors are with the handling of the past construction site which is of great concerns especially in dealing with the sand issues that we are well aware of from a past planning board meeting, various phone calls and other communications, to this day we still hear heavy machinery / trucks constantly dealing with the continued commercial removal of sand from Mr. Valences' residential lot, and hope that this activity will cease and that the rather poor road side and lot landscaping is dealt with all that said having a residential house across the street certainly has the potential to be a vast improvement to what is there now as long as all of the above are clearly taken into consideration moving forward. Thank you Glenn and Lynn Leblanc.*

That was received on October 8th 2015, today on October 13th I did speak with Mr. Leblanc and ask that he submit an email in writing with his words, rather than I try to translate. *Mr. Harris thank you for speaking to me earlier today regarding the Valente sub division please include along with my comments below that should the board approve the subdivision to end up being anything more than 2 lots that it ends up being no more than 3 residential lot s and the third lot can only be developed once there is town supplied water down through tabor road. This is something that Mr. Valence actually first presented to me in regards to the third lot in our conversation yesterday which is something I was actually going to request as well we are also requesting a copy of a full well /water test results and the written interpretation of those results from the town engineer for our records thank you Glenn and Lynn Leblanc, I also received a letter today from Mr. Bill Pettis of Tabor Road to the Town of Halfmoon " My wife Angela and I have lived on Tabor Road for 30 years, we live directly across the street from Anthony Valente and his family they are great people to have as neighbors , we were originally opposed to development on our street but we are very pleased with what he has done with this property this home has not affected my well water level quality at all he has built a beautiful home and I'm sure his brother will do the same please contact me with any questions , or comments , signed Bill Pettis. 63 Tabor road.*

I also received an email this afternoon from Mr. Patrick Pickett, " *Dear Mr. Harris my name is Patrick Pickett and I reside at 89 Tabor rd with my wife Jennifer and my two five year old boys Ben and Rowan, I am writing you in support of Anthony Valent's proposal to build a house on tabor road Anthony and his very nice family are good neighbors and a welcome addition to the neighborhood for our family and the Valente family would be a welcome addition to the neighborhood"*, the town supervisor did receive a call that I was present for from Mr. Mike Styles this afternoon who was concerned and opposed the subdivision due to what he believes to be a restriction in the karen tabor subdivision of 1985 and he requested that those restrictions regarding further subdivision of the lots be adhered to and no further subdivision.

**Don Roberts:** thank you rich, now Joe as our town engineer can you please explain how the water test relates to these concerns

**Joe Romano:** sure, we have received the well test results from C.F. Baker well drilling and there analysis show that they tested for 8 hrs at 5 gallons a minute which is a significant amount of water and as stated it will have little affect on the adjacent well and following the well test the water returned to its static level in and hour and twenty minutes which would be considered a pretty rapid recovery which you would then assume there is rapid water at the site so, from a well standpoint we are comfortable with the tests that were done on the development of the lot

**Don Roberts:** so you see no problem with developing these parcels as proposed?

**Joe Romano:** no

**Don Roberts:** thank you Joe

**Marcel Nadeau:** Joe was the test done on 3 lots or just 2 lots

**Joe Romano:** one well test

**Marcel Nadeau:** just one well test, so that would incorporate lot 3 as well?

**Joe Romano:** yes, typically when you are doing a well test say you have a 20-lot subdivision you would do one representative well for every 10 lots. So one well test would suffice for up to ten lots.

**Marcel Nadeau:** ok, so lot 3 is definitely covered

**Joe Romano:** yes

**Don Roberts;** ok thanks Joe, any comments by the board?

**John Higgins:** the map we have does not show which lot is Mr. Leblanc's I was just curious are these maybe older names or is it his lot

**Anthony Valente:** I'm sorry I don't have my glasses on I apologize. Yes it must be, his is directly across the street it says lands of Emigh, his property is directly across the street from where my brothers lot would go.

**John Higgins:** ok so your brother's lot is going to be lot one

**Anthony Valente:** yes, I'm lot one and Pettis is lot two and my brother will be right across from me

**John Higgins:** and he mentioned in his letter about ongoing removal of sand from your lots is that done?

**Anthony Valente:** this side we are actually all I have to do is, lot 3 was where we were just finishing up grading all I have to do is just slope down the sides there and the only construction equipment that will be on there is just to grade it off and we are done this year with grading on that part of the site.

**John Higgins:** so by the end of this year you'll be done with the construction.

**Anthony Valente:** yes I'll be done by the end of this year ill have it sloped and I was hoping to get it done and get it seeded prior to that but yes.

**John Higgins:** and a lot 3 at this point, you don't know what you are going to do with it yet

**Anthony Valente:** I have no plans for it what so ever yet I may plant grass there put a baseball field in for the kid, I don't know.

**John Higgins:** that's all I have

**Don Roberts:** Marcel any comments?

**Marcel Nadeau:** no

**Rich Berkowitz:** I would like to make a motion on SEQR

**Don Roberts:** second?

**Don Roberts:** can I have a second

**Lynn Murphy:** I think the Board requested that the Planner read into the minutes the information we had in regards to the note on from the plans approved on December 9, 1985.

**Richard Harris:** yes, I had the minutes from December 9th 1985 where the planning board discussed a note on the plans restriction further subdivision of these lots and ill read the minutes, they are a lot shorter than they are today . *Tabor subdivision Mrs. karen tabor and Paul Busash present, chairman Bold stated that a pdd does not appear to be appropriate for the proposed sub division all of the lots shown would meet the requirements of the subdivision ordinance and therefore would not be required he suggested that the subdivision be limited to the four lots on the south side of tabor road and the four lots on the north side of the road leaving the entire remaining parcel in tact, this would leave the remaining parcel in tack , this will allow the opportunity for a more careful review of the back lands and how best to utilize the property , Mrs. tabor agreed that the plans be revised and resubmitted and on the signed site plan , subdivision plan signed by the planning board chairman on September 18, 1986. It shows a 6 lot subdivision with a note on the map that reads no further subdivisions allowed on 1-6 would be permitted as per town requirement 12/9/85 of the town planning board. The deed that Mr. Valente provided was dated 1/11/1987 does not reference a restriction to a future subdivision.*

**Lynn Murphy:** so in summary there was a map note put on the sub division plans that were stamped that although it was never a requirement it was voted on by the planning board restricting further subdivisions, frankly even if it wasn't, this board has the authority to change it, you are a new board you can change a map note if there was a legal restriction in his deed or restriction in his deed it would be a different matter but it sounds like the board is saying before you do this look at it closely which it appears you have done over the last year.

**Don Roberts:** we can proceed and move forward here right, everyone understand that I hope. Ok we have an approved negative declaration of SEQR; do we have a motion for the subdivision?

*Mr. Berkowitz made a motion to Declare Negative Declaration pursuant to SEQRA. Seconded by Mr. Sautter. Motion was approved unanimously.*

*Mr. Berkowitz made a motion to approve the Minor Subdivision, Seconded by Nadeau. Motion was approved unanimously.*

*Name Motion carried.*

**AnthoN Valente:** thank you very much

#### **14.126 Paar Estates of Halfmoon Pdd, 33 Farm to Market Rd. PDD Recommendation**

**Mr. Don Roberts:** I am recusing myself

**Mr. Jeff Williams of Bruce Tanski Construction:** I am here tonight with the applicant principal behind the project Mr. Bruce Tanski to discuss Paar Estates of Halfmoon Pdd we introduced this concept to this board approximately a year ago after being referred from the town board back in September 2014 we are seeking recommendation for the proposed project so that we can be sent back to the town board and begin legislation for the PDD. That year, meantime we have been doing a lot of preliminary studies. Archeological studies, traffic studies, wet land delineations soil and deep test pit studies along with continued discussion in the town with Clough Harbour in the town Paar Estates of Halfmoon is located at 33 farm to market road, some of you may know it as the Leggett farm it is on the left side of the farm to market road between Pruyne Hill and 146 the proposed site is 89.2 acres and the site is currently zoned agricultural / residential, today we are proposing 132 units of town homes that's a difference of 16 units from the last time I spoke with you a year ago , all the units will be owner occupied , each unit will be on its own piece of land and after the structure is built it will have its own tax id # established. The town home development will be surrounded by a 9 hole executive golf course with associated cart path and expansive open space. This concept is modeled after the very successful Fairway Estates Pdd which is in the northern part of the town and which was also built by Mr. Tanski. In the late 90's and early 2000's. Each town home unit will be 1700 sq ft. attached 2-car garage, full basement. 3 bedroom 2 1/2 Bath municipal water and sewer will be provided storm water will be treated on site. All storm water areas and roads will be offered to the town for dedication calculations for density worked out that the net build able acreage 89.2 acre parcel is 37.59 acres and that acreage divided into the number of units works out to be a density of 3.51 units per acre. The public benefit we have offered to construct 1600 in ft of 12" water main on Tabor road this will extend the towns water source closer to the counties water system and as a side note it will alleviate an ongoing water quality and quantity problem with residents up on tabor road. We have responded to a September 10th comment review letter from the towns engineer, with a Sept 24 th design letter from our design engineers at Lansing Engineers and then subsequently we have received Oct 7th letter from Clough Harbour stating that in general their previous comments have been inadequately addressed. So again we are here tonight to hopefully move the project forward, looking for recommendation and I would be happy to answer any questions that you may have thank you.

**Marcel Nadeau:** any questions from the board?

**John Higgins:** Jeff I know you have heard it from John Pingelski as well as the board has heard it he prefers not to have cul de sacs not to maintain you have 5 of them on the site, I know when this gets referred to him he is going to mention it tonight

**Jeff Williams:** well I guess with the design and with what we want to provide with the executive gold course I guess this is the ultimate design, there is one section of a cul-de-sac up on the upper western part of the parcel that has a future extension to the future lands. So that would alleviate one cul- de-sac to that property further to the west there are steep slope wet lands to work around and also with the incorporation of the golf course. This is probably the best design.

**John Higgins:** I understand, you can expect to hear that comment, also all of the golf course, its very hard to read in this drawing but you are not going to infringe on any of the army corps wet lands with any of the golf course. ?

**Jeff Williams:** the t boxes and the greens are not set up at any of the wetlands they go over some of the wetlands. The first hole is here the second one goes up through here and then the third

**John Higgins:** Jeff can you use a pointer

**Jeff Williams:** yes, so here is the fourth, fifth, sixth and seventh, eighth and ninth somewhere around here. Like I said none of the t-greens or t-boxes are physically in the wetlands.

**John Higgins:** so does that mean army corps is going to let you mow the wetlands to make it part of the golf course?

**Jeff Williams:** that's a discussion that we are going to have to have I know that this field itself is a corn field, its plowed its furrowed in every year its planted every year and its chopped every year. So that's a discussion we are going to have to have army corp. will not do a jd until we get into more final designs. At this point we have had Vanguilder go out and delineate the lands as best as possible at this point.

**John Higgins:** ok now is that an existing house right up along farm to market road just to the west of the one entrance

**Jeff Williams:** yes it is and that's the first whole right there that's to be removed the house.

**John Higgins:** ok so the house is to be taken down.

**Jeff Williams:** yes it will be

**John Higgins:** and how about the other, is it a barn or something?

**Jeff Williams:** the barn is across the street

**John Higgins:** no on the same side

**Jeff Williams:** I think all of those structures will be removed

**John Higgins:** ok so then that's part of your 20 % quality green space?

**Jeff Williams:** exactly

**John Higgins:** now the 89 acres. Is all on this side of the road?

**Jeff Williams:** yes

**John Higgins:** ok how many acres are on the other side?

**Jeff Williams:** I believe it's between 8 &9 acres and I think the Leggets will retain that.

**John Higgins:** ok, the main thing is the number of cul- de- sacs because I think we will hear from john regarding that. That's all I have for now Marcel

**Marcel Nadeau:** Jeff what was the status of the traffic pattern report? Have you done a traffic study?

**Jeff Williams:** the best I know that there was no impact, I don't have the exact numbers in my head, I will give you a look at all the area, all the intersections between rte 146 and farm to market road Pruyne

Hill and Farm to Market even up to Farm to Market and Route 9, Pruyn Hill down to 146. There is no further mitigation needed or required.

**Margaret Sautter:** Marcel pardon me do you mean the trip generation summary

**Marcel Nadeau:** yes

**Margaret Sautter:** for the one peak a.m., I'm going by your traffic study, it is 64 total and the p.m. peak hours 75.

**Marcel Nadeau:** thank you

**John Higgins:** we haven't seen this until just now; we are just asking if any of the intersections classification drops because of the study.

**Margaret Sautter:** actually I do have that here now, the am peak hour N.Y. Rte 146 east bound goes to an A no build A and build still an A, peak hours stays at A Farm to Market is a C and then a no build goes to F and then a build goes to F, it does go down to an F, whether build or no build, but we would have to look at this, like I said we just received this. So the level of service does decrease for the pm and the am peak hours Farm to Market, which shouldn't surprise us.

**Marcel Nadeau:** any other questions?

**Margaret Sautter:** I know that it was sent to us, I know that Clough Harbour sent to us, what was sent to us we have an email that explains to us any archeological significance or anything like that when you using the long form. Did they find something, I can't recall, I think that there was a few maybe natural

**Jeff Williams:** I think they looked around the older houses that are on site, the foundation of it has been added onto throughout the years and probably like since the 50's or 60's its been added onto, I didn't read anything that was a significant finding.

**Margaret Sautter:** I believe I didn't see anything of any significance, I believe though that reading that report that with the wetlands and this is a big thing now that John mentioned it as well with the golf course, the amount of pesticides and green dye and everything you are going to use to keep that golf course looking nice that that would be a problem, I believe it said an A, the amendment informed that it would be of major concern, Impact.

**Jeff Williams:** to mitigate that we are using organic fertilizers, they break down they are natural, they break down quicker, and they're quickly utilized in the environment, so those management practices will be used to operate the greens.

**Margaret Sautter:** will this be a walking course or a cart

**Jeff Williams:** individuals will be allowed to own carts, they own them themselves, we don't rent them out or give them out, but they can buy a cart and keep them in the garage, it's the same operation that goes on at fairways.

**Margaret Sautter:** ok thank you

**Marcel Nadeau:** All right I guess we will set a Public Information Meeting for October 26, 2015

**Rich Harris:** What sort of notice would you like to do for this? If its adjacent parcels that's fine, but if its expanded, we'll need a little more time for that.

**Marcel Nadeau:** there are only a few houses on that road

**John Higgins:** and if you go expanded where do you go really

**Marcel Nadeau:** probably toward Pruyn Hill towards the fire dept and back toward 146 that's a majority of your property

**John Higgins:** if you go back towards 146 you get into Sheldon Hills

**Marcel Nadeau:** I don't know

**John Higgins:** that's what I'm saying, that's the next area where there is a lot of houses and I don't know if you need to go that far, I'm just mentioning that that's the closest area with a bunch of houses

**Margaret Sautter:** rich you do have a methodology for doing expanded notices right? More or less

**Richard Harris:** if you don't get to attend the meeting you just get together and sit down like with john makes sense it's the best way to do it.

**John Higgins:** when is John back, will he be back in time to send the notices out?

**Richard Harris:** this weekend he will be back.

**John Higgins:** did you want to make it for two meetings out to give John time to sit down with you to look at the expanded notice? Does that make sense? Is that ok with you guys? Jeff?

**Margaret Sautter:** yes well I think we should, because this is a big project and I would like people to read the minutes before they come in here because it's a lot to intake, maybe end of October or November.

**Marcel Nadeau:** ok so I will set a Public Hearing Information meeting for November 9th, I need a motion

*Mr. Higgins made a motion to set a Public Informational Meeting for Monday, November 9, 2015, seconded by Mr. Berkowitz Motion was carried.*

*Mr. Higgins made a motion to adjourn at 8:02 PM, seconded by Mr. Berkowitz Motion was carried.*